

**GLASTONBURY TOWN COUNCIL  
REGULAR MEETING MINUTES  
TUESDAY, JULY 13, 2021**

The Glastonbury Town Council with Town Manager, Richard J. Johnson, in attendance, held a Regular Meeting at 7:00 p.m. in the Council Chambers of Town Hall at 2155 Main Street, with an option for attendance through Zoom video conferencing. The video was broadcast in real time and via a live video stream.

**1. Roll Call.**

***Council Members***

Mr. Thomas P. Gullotta, Chairman

Mr. Lawrence Niland, Vice Chairman

Ms. Deborah A. Carroll {participated via video conferencing}

Mr. White Osgood

Dr. Stewart Beckett III

Ms. Mary LaChance

Mr. Kurt P. Cavanaugh {excused}

Mr. Jacob McChesney

Ms. Lillian Tanski

**a. Pledge of Allegiance**

***Led by Alex Wood, Reporter for Journal Enquirer***

Chairman Gullotta invited Glastonbury Citizen reporter, Shawn Dagle, to attend Council meetings, so that he may lead the Pledge of Allegiance, too.

**2. Public Comment.**

Chairman Gullotta announced that there will be a Town Council-sponsored public forum next Thursday, July 22 at 6:30 P.M. in the Riverfront Community Center. The forum will center on the issue of safety in town and the rise in juvenile crimes. Various state representatives and police chiefs will be in attendance. He encouraged all citizens to attend.

The Chairman then opened the floor for in-person attendees to comment.

***Laura Hancock of 255 Weir Street***, spoke about the juvenile offender problem. She thanked the Glastonbury Police Department for their efforts in creating an auto theft team, but she questioned the effect it would actually have on mitigating crime. The offenders are not being held accountable. They are now shooting at homeowners. Two weeks ago, a Glastonbury homeowner was shot at; later, a jogger was murdered in New Britain. She stated that this is not just a personal property theft issue. Action is needed now.

***Kristin Bourbeau of 905 Tryon Street***, submitted a letter she put together addressing many fellow citizens' comments and ideas for how to tackle the juvenile offender problem. She noted

that things have taken a deadly turn since the Council's last meeting, so they need to move quickly. She thanked Mr. Johnson for scheduling next week's forum to address citizens' concerns. Her organization, Safe Streets Glastonbury, has officially launched. She encouraged everyone to send an email to sign up and to follow them on social media.

**Shirley Musumeci of 123 Colton Road**, echoed the comments made by the previous speakers, adding that this is a big problem that cuts across the political divide. She hopes that the two groups—those who want action now and those who want to study the issue more—can come together quickly and work towards a solution as a united front, no matter which side of the aisle anyone is on.

**Bruce Bowman of 62 Morgan Drive**, spoke on two different matters. The first was regarding the restriction of use on the land on Welles Street. He hopes that could be reassessed. He also commented on the issue of climate change and sustainable energy requirements for commercial projects. He would like to see the TPZ expand solar panels on buildings, especially on the large developments near the library.

**Cathy Hartley of 25 Hubbard Run Drive**, explained that she moved from East Hartford many years ago for her children to be in better surroundings. She is now nervous to be in Glastonbury. She hopes that something could be done to address the growing juvenile offender problem.

**Cheryl Lagasse of 591 Matson Hill Road**, has lived in Glastonbury for 20 years. She stated that there is a pattern of crime that did not exist even five years ago. They need to let their state legislators know that this is unacceptable.

**Laurie Paternoster of 48 Chatham Hill**, has lived in Glastonbury for 55 years. Juveniles have tried to break into her house twice; once, they were successful. The police tailed them until they were not allowed to chase them anymore. She, too, reiterated that this problem needs to be dealt with swiftly.

**Edward Cassidy of 30 Division Street in Manchester**, stated that he has been a whistleblower since 9/11. He warned citizens to prepare for a war in self-defense. He also suggested elders in the community have voter duty, like jury duty.

**Melinda Smith of 28 Cranesbill Drive**, has been a resident for over 25 years. For many years, she lived under the illusion that she was safe. That was shattered on June 3 when she found three of four cars broken into, one of which was in her garage. She has three teenage sons who were all home when the crime took place. 75 days earlier, a group of men also entered her neighbor's home. She stated that this is not just a car theft issue. The offenders are trying to enter their homes, and they do not know what will ensue next. They are dangerous.

**Dr. Setoria Jackson at 95 Woodbridge Road**, has been a resident for 20 years and has experience with both country and inner-city living. She spoke on two different matters. The first was affordable housing, which she supports, but she is opposed to the proposed location, stating that it will make traffic in the Town Center even worse. She also expressed concern about safety in Town, noting that she lives right behind the house that was shot at. She iterated that this is not

just a juvenile problem. The juveniles are organized by adults, so they need to deal with the adults involved in these crimes, as well.

**Dr. Kristine Schlichting of 179 Chestnut Hill Road**, is the Director of Hopewell Health in Glastonbury. She has worked with juvenile criminals in the past, and this is not an issue that should be taken lightly. She expressed disgust at the fact that people are not completely outraged. She stated that she has never seen a town that was so idyllic go down the tubes so quickly. She is thinking about moving elsewhere. She loves grassroots organizations like Safe Streets, but she believes that change can only come from leaders taking action. She urged the Council to step up on this issue.

Chairman Gullotta clarified that this issue of juvenile offenders is not unique to Glastonbury, but a problem that has been occurring throughout the state.

**Tim Callahan of 176 Grindle Brook Road**, stated that he was the first person to get hit by the five juveniles who nearly killed him. He remarked that there seems to be no urgency here, which is unacceptable. He urged the Council to do something.

**Judith Stonger of 30 Woodbridge Road**, lives one street away from the home which was shot at. She lives alone, and she and her neighbors are scared. A resident for 30 years, she has never felt the need to come to a Council meeting until tonight. She stated that this is not a political issue. She also supports the initiative of Safe Streets Glastonbury.

**Daniel Zak of 179 Chestnut Hill Road**, explained that, in the past year, 23 out of the 24 properties that he owns or manages in Town were the victim of a crime. He stated that it is very easy to pass the buck to state politicians, but they are not coming to their rescue, so it is up to the Town to coordinate with other towns and police departments to resolve this issue. He also suggested installing checkpoints in industrial areas.

Mr. Niland opened the floor for comments from Zoom attendees. There were no comments.

Mr. Johnson responded to several of the points addressed in Ms. Bourbeau's letter. He noted that most of the suggestions are either in place or in progress, while others will be difficult to achieve. He reiterated that there will be a public forum dedicated to this issue on July 22. The Town has reached out to 12 or 13 surrounding communities to create a multi-town coalition. Chief Porter and at least one other police chief will be there to speak to how chiefs are dealing with this and consulting with each other. He noted that Glastonbury has established a task force, where three officers are devoted specifically to crimes of juvenile thefts. They are also improving their dashboard of crime data. They are enhancing their systems in order to be able to display crime data as quickly as they can throughout Glastonbury.

Mr. Johnson also pointed out that the Council has sent a letter to the Governor to address this topic. That letter was copied to every state senator and representative across Connecticut. Representative Barry was contacted upon receipt of that letter. The amber alert suggestion will be difficult to do in real time. However, Glastonbury will have its own Everbridge Notification System, as of July 1. Mr. Johnson stated that the Council does a great job supporting the

Glastonbury Police Department. There has been more visible police presence, but they have limits of how many officers can be on the street at a given time. Mr. Johnson concluded by stating that the Council will use Ms. Bourbeau's letter as a way to communicate through the Town website with updates, and there will be more information at the forum next Thursday.

Chairman Gullotta stated that the Council has the same concerns as residents, but they can only go so far. He explained that if residents are looking to create change, it is going to happen in Hartford. He urged citizens to reach beyond Glastonbury and create a similar group in other communities, such as South Windsor, Manchester, East Hartford, and Hartford. Building a coalition of communities could get a special session to enact the changes residents are respectfully asking for.

Dr. Beckett added that Glastonbury does not write the judicial justice rules. The Governor needs 50,000 to 100,000 letters from the public, stating that this is unacceptable. All council members live in the same neighborhoods that residents are talking about. The people who can change legislation work in Hartford.

3. **Special Reports.** *None*
4. **Old Business.** *None*
5. **New Business.**
  - a. **Action to establish Special Revenue Fund – Early Childhood Learning Center (continued from June 22, 2021 meeting).**

Mr. Johnson provided a background on the special revenue fund, which is typically established when a project or a program is self-supporting, so that no general fund monies are allocated to the program. Dr. Bookman and Dr. Foyle both participated via Zoom.

BOE Chairman Dr. Foyle explained that the Early Childhood Learning Center (ECLC) was established in summer 2020, as a result of the pandemic and the great childcare crisis ensuing in Connecticut. They received a lot of news media, and there was an enormously positive impact for the educators. The program received a 100% satisfaction rating from participants. Therefore, they would like to make it a permanent program. No taxpayer money will cover the cost.

Superintendent Dr. Bookman explained that he made a presentation to the Council in June 2020 on this program. Within just four weeks, they started the program, which was completely unheard of. He answered questions that were previously posed by council members. Mr. Osgood had asked why the ECLC needs a Special Revenue Fund when the LINKS program doesn't. Dr. Bookman explained that the LINKS program is not independent, whereas this program is completely self-supporting. Ms. Tanski had asked how they did this last year. Dr. Bookman

stated that they closed out the year with just over a \$12,000 balance. He noted that they are not trying to make a profit from this program. They intend to keep the fees the same next year, since the start-up costs will not apply going forward.

Ms. Tanski asked if the Board plans to appropriate any additional funds from the operating budget into this account. Dr. Bookman stated that is not his decision, but the BOE does not expect that, no. Ms. Tanski asked if these funds will be used for capital improvements on the location for the program or for operating and staff expenses. Dr. Bookman stated that it will be a combination. They expect tuition to pay for any expenses that come from the program. Ms. Tanski asked if there are plans from the administration to move the program. Dr. Bookman stated that it is working very well in Eastbury School, so they do not plan to move to another location.

Ms. LaChance loves this program, and she is not opposed to establishing a fund, but she knows that the population of students in the system is growing. While this program is breaking even now, they are not taking into account the cost of the building. She does not want this center to hamstring the town, should they need more space for the K-12 population in the future. Dr. Foyle explained that the overall town elementary population has gone up very slightly since they have consolidated. Instead, what has happened is an uneven distribution of growth in some schools over others. He stated that the BOE cannot imagine a scenario where they would use the Eastbury School as an elementary school again. If they do eventually have population pressures down the road, Eastbury School will not be the solution.

Mr. Osgood asked if they would see the revenue expenses on an annual basis. Dr. Bookman stated yes, the Council would receive a list on how the monies are being spent on an annual basis. Ms. Carroll asked what percentage of the spots are used by Glastonbury teachers. Dr. Bookman stated that it is currently 50%. Ms. Carroll asked, when they expand the program in the fall, would Glastonbury teachers be given the right of first refusal for the additional spots. Dr. Bookman stated yes, they will open it up to their staff first. There is a waiting list for next year.

**Motion by:** Mr. Niland

**Seconded by:** Mr. Osgood

*BE IT RESOLVED, the Glastonbury Town Council hereby approves establishing a Special Revenue Fund for the Glastonbury Public Schools – Early Learning Center, as described in a report by the Town Manager dated July 9, 2021.*

**Result:** Motion was passed unanimously {8-0-0}.

**b. Action to Establish Special Revenue Fund – American Rescue Plan Act.**

Mr. Johnson explained that ARPA funds money to cities and towns across the country. Glastonbury will receive \$10.2 million in two broad strokes of \$5.1 million each. They are

putting together a broad summary of opportunities for allocating these monies. He noted that the Council may want to hold a public hearing on some of these suggestions. The reasoning for this action is to set up a fund to operate separately from the General Fund. Town auditors say that this is the way to go. Mr. Gullotta likes the idea of having public input on what they think the monies ought to be spent on. He looks forward to seeing that list and sharing it with the public to hear their feedback.

**Motion by:** Mr. Niland

**Seconded by:** Mr. Osgood

*BE IT RESOLVED, the Glastonbury Town Council hereby approves a Local Fiscal Recovery Fund – Special Revenue Fund for the American Rescue Plan Act (ARPA), as recommended by the Town Audit Firm RSM US LLP and as described in a report by the Town Manager dated July 9, 2021.*

**Result:** Motion was passed unanimously {8-0-0}.

- c. Action on potential land acquisition – 10± acre Welles Street parcel (refer to Town Plan and Zoning Commission and Board of Finance; set public hearing) and Parking License Agreement for municipal parking – Saints Isadore and Maria Parish.**

Mr. Johnson explained that is a proposal for the Town to purchase two parcels totaling 10 acres from St. Paul’s Church for \$1.75 million, to be funded from the Reserve for Land Acquisition and Preservation. He noted that there are some use restrictions. The flood storage capacity needs to be increased, which is why housing is not included within the restrictions for use during the first five years. However, that could change later on. There is also a license agreement for parking, to be renewed in 10-year installments, for up to 50 years.

Mr. Niland thanked the Town Manager for his extraordinary work in this great acquisition. Development in this location would be catastrophic, so acquiring the land and the parking opportunity is a double win for the town. Ms. Tanski echoed Mr. Niland’s comments and thanked residents for their many years of support for the land acquisition fund. This tremendous opportunity is due to the community’s support and the hard work of the Town Manager.

Mr. McChesney also thanked Mr. Johnson for his tireless efforts. He stated that this is the most exciting land acquisition he can think of the Town making during his time on the Council. He then asked about parking limitations. Mr. Johnson stated that the contract, at one point, had a limitation on the time of day. However, that is no longer in the agreement. There is a restriction for church days like Christmas Day, Easter, etc. There would also be some restrictions for Sunday mornings and Saturday afternoons. Mr. McChesney asked if there would be a way to let the public know about those restrictions. Mr. Johnson stated that he will work with Father Mark on signage. Ms. LaChance asked for specifics on the parking agreement. Mr. Johnson explained

that the agreement is set for 10 years. 120 days before the first term expires, the Town will advise the Church for an extension for another 10 years. In the extreme, the agreement goes out 50 years.

Ms. Carroll also thanked Mr. Johnson and taxpayers, stating that this is an immeasurable asset to the Town Center. Dr. Beckett echoed the previous comments. He added that people have talked about this particular site for at least 20 years. This parking area will change things a lot to make the Town Center more walkable and bikeable. Ms. LaChance stated that this has been a long road. She cannot think of a more relevant property to help make Glastonbury a more walkable, livable community. Chairman Gullotta commented that negotiations have been in the works for at least six years, possibly more. This was a long time coming, and he thanked the Town Manager for all of his hard work.

**Motion by:** Mr. Niland

**Seconded by:** Mr. Osgood

*BE IT RESOLVED, that the Glastonbury Town Council hereby approves the following concerning proposed Town purchase of the 10± acre Welles Street property:*

1. *Referral of proposed land acquisition to the Town Plan and Zoning Commission for a report and recommendation under CGS Section 8-24;*
2. *Referral of a \$1,750,000 appropriation and transfer under the Reserve for Land Acquisition and Preservation to the Board of Finance for a funding report and recommendation;*
3. *Schedules a public hearing for 8:00 p.m. on Tuesday, July 27, 2021 to consider proposed Town acquisition of the 10± acre Welles Street property and a \$1,750,000 appropriation per the Reserve for Land Acquisition;*

*all as described in a report by the Town Manager dated July 9, 2021.*

**Result:** Motion was passed unanimously {8-0-0}.

**d. Action on potential land acquisition (refer to Town Plan and Zoning Commission and Board of Finance; set public hearing).**

Mr. Johnson explained that the Earle Park open space was purchased by the Town in 1980. The subject property is about 1.2 acres, with a building that dates back to 1920. The site is the main access point to visit Earle Park. This proposal is for the Town to purchase the land and the building from the American Legion for \$195,000. For three years, the American Legion will hold a monthly meeting in the building. After that point, they can request from the Council to continue on a year-to-year basis. They also have a museum with memorabilia from various wars, which is not open to the public. The American Legion would continue to use that room for three years. The large room could be renovated or used the way it is right now. Mr. Johnson explained

that this action very nicely supports Town ownership of the access point, the parking lot, uses for the building, and access to the park.

Chairman Gullotta asked about the two possible funding sources. Mr. Johnson explained that an argument could be made that the acquisition of a building does not qualify as open space. For this reason, he would personally err on the conservative side and choose the General Fund over the Reserve for Land Acquisition and Preservation. The Council agreed to choose the General Fund as the funding source for this action.

**Motion by:** Mr. Niland

**Seconded by:** Mr. Osgood

*BE IT RESOLVED, that the Glastonbury Town Council hereby approves the following concerning proposed Town purchase of the 1.18-acre parcel owned by Goodale-Ramaker Post #56 (American Legion) located at 1361 Main Street:*

- 1. Referral to the Town Plan and Zoning Commission for a report and recommendation under CGS Section 8-24;*
- 2. Referral of a \$195,000 appropriation and transfer per the General Fund-Unassigned Fund Balance to the Board of Finance for a funding report and recommendation;*
- 3. Schedules a public hearing for 8:00 p.m. on Tuesday, July 27, 2021 to consider proposed Town acquisition of the 1.18-acre Goodale-Ramaker Post #56 property and a \$195,000 appropriation per the General Fund-Unassigned Fund Balance;*  
*all as described in a report by the Town Manager dated July 9, 2021.*

**Disc:** Mr. Osgood stated that this is a key park in town, so securing access and ownership is important.

**Result:** Motion was passed unanimously {8-0-0}.

**e. Action on lease for construction of communication tower on Town-owned site – Oakwood Drive.**

Mr. Johnson explained that this was the most favorable option for the Town. It would be a 10-year term, with the option to renew for four additional 10-year terms. The carrier lease rates would increase at a minimum of 2% a year. There is also the potential for various bonuses. If fully leased, annual revenues would be in the \$60,000 range, sans the bonuses. This is subject to approval by the Connecticut Siting Council. There will be a public hearing. He noted that another tower is proposed for potentially the same service area. If this action is approved tonight, it would be up to the Siting Council to see which tower is approved.

**Motion by:** Mr. Niland

**Seconded by:** Mr. Osgood



*BE IT RESOLVED that the Glastonbury Town Council hereby authorizes the Town Manager to execute the lease between the Town of Glastonbury and Wireless Edge for a proposed location of a communication tower at the Town-owned site located at 311 Oakwood Drive, as described in a report by the Town Manager dated July 9, 2021.*

**Result:** Motion was passed unanimously {8-0-0}.

**f. Discussion concerning public forum – crimes by juveniles and young people.**  
*(Discussed during public comment session)*

**6. Consent Calendar.**

**a. Action to schedule joint Council/Town Plan & Zoning Commission preliminary hearing – Wintergreen Glen PAD Phase III (continued from June 22, 2021 meeting).**

**Motion by:** Mr. Niland

**Seconded by:** Mr. Osgood

*BE IT RESOLVED, that the Glastonbury Town Council hereby schedules a joint Council/Town Plan & Zoning Commission public hearing on the Preliminary Development Application by Rejean Jacques for a change of zone from Rural Residence to PAD for the Wintergreen Glen PAD Phase III, as described in the Application dated July 1, 2021 for 8:00 p.m. on Tuesday, July 27, 2021 in the Council Chambers of Town Hall, 2155 Main Street, Glastonbury, as described in a report by the Town Manager dated July 9, 2021.*

**Result:** Motion was passed unanimously {8-0-0}.

**7. Town Manager's Report.**

Mr. Johnson noted that they are in the process of updating their software for a more robust reporting of crime, which they hope will be up in the next couple of weeks. The Town's tax collection rate is fairly consistent with previous years.

Mr. Osgood asked a question about solid waste disposal. Mr. Johnson explained that this is the topic that MIRA spoke to the Council about some months ago. MIRA has a contractual commitment to provide solid waste disposal for Glastonbury until 2027. They plan to haul waste to out-of-state landfills, beginning in June 2022. DEEP feels that there is a permitting process that they must go through. However, Glastonbury is looking at a number of options with other communities if, in the extreme, MIRA is not able to function. Costs are now \$105 a ton, up from \$90 or so. There is concern about rising costs, once waste is hauled out of state. There is a lot of work to do in the next year. He will keep the Council abreast of those discussions.

Mr. Johnson explained that Ms. Augur put together a summary on the building zone regulations. She suggested that, at the next Council meeting, a joint TPZ/Council subcommittee be created to look at all of the legislation and how that drives changes. Mr. Johnson explained that the Cotton Hollow fundraising is underway for \$125,000 for the mill. He expects that process to continue

year after year. He also noted that there was a discussion on logos on signs placed at town parks. They are looking at logos now, and he will circle back with updates. He also provided a status update on the Lombardo Farm land trust, for which Glastonbury agreed to contribute \$34,000. The farm is going through the process of executing easements. No town monies will be contributed until the easements are in place. Mr. Johnson also attached the thank you notes for Town staff and provided his expense report for the months of April through June.

**Motion by:** Mr. Niland

**Seconded by:** Mr. Osgood

BE IT RESOLVED, that the Glastonbury Town Council hereby receives and recognizes the Town Manager's expense report for April 2021 through June 2021.

**Result:** Motion passed unanimously {8-0-0}.

Mr. Osgood thinks that it is an excellent idea to hold a public forum on the Special Revenue Fund. He has already received one comment from a resident to improve or expand broadband access for those who cannot afford wireless. He also noted that they received a petition for information on uranium in wells. He asked if the Council could provide some of this information in a way that would not identify precise locations and people. He also noted that, regarding the solid waste issue, the Council may need to write the government another letter. He fears that it may end up costing Glastonbury much more than it needs to because of the state's actions.

**8. Committee Reports.**

**a. Chairman's Report.** *None*

**b. MDC.**

Ms. LaChance stated that, at the last meeting, there was nothing specific to Glastonbury. However, there was a discussion about restaurants dumping oil down the drain, which causes a lot of problems with sewer systems. MDC is hiring people to go out to speak to restaurants about the issue.

**c. CRCOG.**

Dr. Beckett stated that CRCOG is looking to hire a new Executive Director because the incumbent is retiring. Chairman Gullotta asked if CRCOG could join forces with Glastonbury and get involved in the juvenile justice issue. Dr. Beckett will inquire and see if there is interest.

**9. Communications.**

**a. Letter from CT Siting Council regarding modifications to existing telecommunications facility located at 58 Montano Road.**

**b. Letter from Christopher Bird regarding Blight Ordinance – vegetation.**

**10. Minutes.**

**a. Minutes of June 22, 2021 Regular Meeting.**

**Motion by:** Mr. Niland

**Seconded by:** Mr. Osgood

**Result:** Minutes were accepted unanimously {8-0-0}.

- 11. Appointments and Resignations.**
  - a. Resignation of Nils Carlson from Water Pollution Control Authority (R-2023).**
  - b. Appointment of Philip Markuszka to the Zoning Board of Appeals (Alternate, R-2023).**
  - c. Appointment of David Hoopes to the Zoning Board of Appeals (D-2021).**
  - d. Appointment of Laura Cahill to the Town Plan and Zoning Commission (Alternate D-2021).**

**Motion by:** Mr. Niland

**Seconded by:** Mr. Osgood

**Result:** Resignations and appointments were accepted unanimously {8-0-0}.

- 12. Executive Session.**
  - a. Potential land acquisition.**
  - b. Draft Terms and Conditions – Sale of Town-owned land – Eastern Boulevard.**
  - c. Personnel matter – Town Manager.**

**Motion by:** Mr. Niland

**Seconded by:** Mr. Osgood

*BE IT RESOLVED, that the Glastonbury Town Council hereby enters into executive session to discuss a potential land acquisition, the draft terms and conditions of the sale of Town-owned land, and a personnel matter at 8:55 P.M.*

**Result:** Motion passed unanimously {8-0-0}.

*Present for the Executive Session item were council members, Mr. Tom Gullotta, Chairman, Mr. Lawrence Niland, Vice Chairman, Dr. Beckett, Ms. Deb Carroll, Ms. Mary LaChance, Mr. Jake McChesney, Ms. Lillian Tanski, and Mr. Whit Osgood, with Town Manager, Richard J. Johnson.*

No votes were taken during the Executive Session, which ended at 9:50 P.M.

Meeting adjourned at 9:51 P.M.

**Respectfully submitted,**

**Lilly Torosyan**

**Lilly Torosyan**  
**Recording Clerk**

**Thomas Gullotta**  
**Chairman**